

A Joint Meeting of the Nibley City Council and Nibley City Planning and Zoning Commission, held at Nibley City Hall, 455 West 3200 South, Nibley, Utah, on Wednesday, March 23, 2016.

The following actions were made during the meeting:

Councilwoman Beus motioned to adjourn the Nibley City Council meeting to closed session to hold discussion regarding personnel pursuant to Utah Code 52-4-205. Councilmember Hansen seconded the motion. The motion passed unanimously 5-0; with Councilwoman Beus, Councilmember Hansen, Councilmember Jacobsen, Councilman Bernhardt, and Councilmember Ramirez all in favor.

Councilmember Jacobsen motioned to approve the increase in Mr. Zook salary according to the approved salary increase schedule. Councilmember Hansen seconded the motion. The motion passed 4-1; with Councilmember Jacobsen, Councilmember Hansen, Councilman Bernhardt, and Councilmember Ramirez all in favor. Councilwoman Beus was opposed.

OFFICIAL MINUTES OF THE MEETING

Minutes were taken by Deputy City Recorder Cheryl Bodily

Call to Order

Mayor Shaun Dustin called the Wednesday, March 23, 2016, joint Nibley City Council and Planning and Zoning Commission meeting to order at 6:40 p.m. Those in attendance included Mayor Shaun Dustin, Councilman Bryan Hansen, Councilman Larry Jacobsen, Councilwoman Kathryn Beus, Councilman Thomas Bernhardt, and Councilman Tim Ramirez. Planning and Zoning Commission Co-Chair, Dave Davenport, called the joint Planning and Zoning Commission and City Council meeting to order at 6:40 p.m. Those in attendance included Commissioner Dave Davenport, Commissioner Bill Green, Commissioner Bret Swenson, Commissioner Carol Albrect, and Commissioner Jim Johnson. Mr. David Zook, Nibley City Manager, and Shari Phippen, Nibley City Planner, were also in attendance. Justin Maughn, Nibley City Public Works Director and other members of Nibley Public works staff were in attendance at the meeting.

Approval of the March 17, 2016 meeting minutes and the evening's agenda

Councilmember Ramirez made a motion to approve the previous meeting minutes and the evening's agenda. Councilmember Jacobsen seconded the motion. The motion passed unanimously 5-0; with Councilmember Ramirez, Councilmember Jacobsen, Councilmember Hansen, Councilwoman Beus, and Councilman Bernhardt all in favor.

Public Comment Period

Mayor Dustin read the rules for the public comment period.

Mayor Dustin opened the public comment period at 6:42 p.m. Seeing no public comment, Mayor Dustin closed the public comment period at 6:42 p.m.

Recognition of Nibley's Public Work Director and Department

Mayor Dustin said that Justin Maughn had been recognized as the Rural Water Operator of the Year; the Public Works Operators of Cache Valley nominated him. Mr. Maughn said this award belonged to the entire Cache Valley community for the work that was done and the way everyone pitched in. He said it also belonged to the entire public works team and Nibley City staff. Mayor Dustin presented a plaque to Justin Maughn, Rod Elwood, and Justin Pope. Justin Maughn's son said, "That was quick," which generated laughter from the meeting participants.

Discussion with Logan Simpson Design regarding the Nibley City General Plan

Mayor Dustin gave direction for this portion of the meeting.

Jim Carter and Christy Gilmore were present with Logan Simpson Design. They presented a PowerPoint presentation entitled "Nibley General Plan CC & Planning and Zoning Commission Work Session." Ms. Gilmore described that the plan was comprised of four chapters and described each chapter:

Chapter 1: Our Vision

Commissioner Johnson questioned what was meant by diverse transportation. Ms. Gilmore said these statements were generally the vision of what Nibley could be.

Chapter 2: Our Foundation

Chapter 3: Our Framework

- Land Use
- Residential Development and Housing
- Commercial and Economic Development
- Transportation and Mobility
- Parks and Open Space
- Utilities and Municipal Services

Chapter 4: Our Commitment

- Projects

Mayor Dustin said the big things that had popped out in his mind and they needed to discuss were density and diversity of housing types.

Councilmember Ramirez commented that they needed to know if there was "really" an outcry to have apartments in Nibley; was this really a need?

Mayor Dustin asked the City Council and Planning and Zoning Commission if they were generally headed in the right direction. He asked if they had enough information from the consultants to take the general plan and run with it.

Councilmember Bernhardt said he would be curious if there were no more sewer growth what impact that would have to the rest of Nibley.

Mayor Dustin asked the consultants to attach language that there were cost attached to these things under the projects section.

Referring to the creation of a town center overlay zone, Ms. Phippen said the details of the town center overlay zone gave them a broad range of ideas. The decision on location and exact design was not done as part of the general plan.

Mr. Carter presented an Appendix that gave ideas on a town center. He discussed a general area that had been presented by the consultants that appeared to be a more ideal place for a town center considering the assets and constraints of Nibley. Mr. Carter presented 3 rough concept ideas for a town center.

Adjourn Joint Meeting to City Council Meeting

There was general consent to adjourn the Planning and Zoning Commission meeting at 8:28 p.m.

Adjourn City Council to Closed Session

Councilwoman Beus made a motion to adjourn the Nibley City Council meeting to closed session to hold discussion regarding personnel pursuant to Utah Code 52-4-205. Councilmember Hansen seconded the motion. The motion passed unanimously 5-0; with Councilwoman Beus, Councilmember Hansen, Councilmember Jacobsen, Councilman Bernhardt, and Councilmember Ramirez all in favor.

The meeting moved to executive session at 8:39 p.m.

The meeting resumed from executive session at 8:42 p.m.

Report on Closed Session and Discussion of City Manager Salary

Mayor Dustin reported that he had presented Mr. Zook's performance as very good, that he was very happy with it and that there was no comment from the City Council. He recommended the Mr. Zook be allotted his scheduled increase.

Councilmember Jacobsen made a motion to approve the increase in Mr. Zook salary according to the approved salary increase schedule. Councilmember Hansen seconded the motion.

Councilwoman Beus asked what this increase would bring Mr. Zook's salary to. Mr. Zook reported his salary. Councilwoman Beus said she applauded the great things

Mr. Zook brought but didn't understand why a city as small as Nibley, with some of the fewest duties, had one of the highest paid city managers.

Councilmember Hansen commended Mr. Zook and his vision and his ability to work with the different entities of the community and to tap into some amazing grant resources.

Councilmember Ramirez said they were getting their money's worth.

The motion passed 4-1; with Councilmember Jacobsen, Councilmember Hansen, Councilman Bernhardt, and Councilmember Ramirez all in favor. Councilwoman Beus was opposed.

Council Reports

Mayor Dustin had nothing to report on the sewer.

Mayor Dustin reported on the Council of Governments (COG).

Mayor Dustin said he represented the Mayor's Association of the Chamber of Commerce.

Mayor Dustin said he had kept in touch with Bob Fatheringham and that that City Council would be seeing something from the Conservancy district. He said they would be seeing a resolution from the county in the near future. He described the 11 seat board and who would comprise the board. Mayor Dustin said he was advocating for a conservancy district. Councilmember Jacobsen asked for their role in the process; he believed the City Council's vote on the resolution was to get the issue on the ballot in November. Councilmember Jacobsen said he didn't feel like he had enough information to make an educated vote for Nibley's citizens. Mr. Zook directed Councilmember Jacobsen to the website that gave an information packet.

Councilmember Jacobsen needed the City Council's advise on how they should proceed with the proposed home occupation ordinance. He reported on his discussion with the Planning and Zoning Commission earlier that evening. He said they had made a plan to continue to meet and discuss to come to a consensus. Councilmember Jacobsen said he felt the words that had been proposed to them by the Planning and Zoning Commission left the door open too wide. Councilwoman Beus said she didn't have an issue if they were simply coming to an accord. Councilman Bernhardt and Councilmember Ramirez said they appreciated Councilmember Jacobsen's expertise.

Mayor Dustin asked the City Council about the well project. He said the City Council had requested Mr. Maughn bring in the invoices for the well. Mayor Dustin said he didn't see any point in that happening because they had already contracted for the work. Mayor Dustin discussed the contract side; whether they approved the entire contract when they approved the budget, or whether they needed to approve each

individual contract. Mr. Zook presented his pros and cons of each option; to bring each individual contract back or to assume they were all approved in the budget process. Councilman Bernhardt and Mr. Zook discussed the process if the project were to go over budget. Mr. Zook said they couldn't legally go over budget. Mayor Dustin recommended the City Council go ahead and have Mr. Maughn bring in each contract. He said their primary responsibility was making sure they spent the public's money the right way. He said this might also incentivize Mr. Maughn to start tying some of these things together. Mr. Zook said public works would like the new well on line as soon as possible because the city was down to two wells.

Mr. Zook reported on a potential MOU with Hyrum City regarding a justice court.

Mr. Zook reported that the front desk clerk Alejandra would be leaving on maternity leave soon and then would only return temporarily before moving to Washington with her husband. Mr. Zook said they had hired Valerie Stedman to replace her and she should be starting in April.

Mr. Zook reported on the budget process.

Mr. Zook reported on the Easter Bunny Run on Saturday, March 26.

There was general consent to adjourn the meeting at 9:28 p.m.

Attest: _____
Deputy City Recorder